

Go to Previous Minutes and Agendas

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, April 17, 2006

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, R. Hall, K. Holt, P. Plante, B. Ryan, G. Zimmer

Members absent: J. Goodwin, P. Kochenburger

Alternates present: C. Kusmer, V. Stearns

Alternates absent: B. Pociask

Staff present: C. Hirsch (Zoning Agent), G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:05 p.m., appointing Alternates Kusmer and Stearns to act as voting members.

Minutes: 4/3/06 – Hall MOVED, Gardner seconding, to approve the Minutes as submitted; MOTION PASSED unanimously.

4/17/06 field trip – Holt MOVED, Ryan seconding, to approve the Minutes as submitted; MOTION CARRIED, Holt and Ryan in favor, all else disqualified.

Zoning Agent's Report - The March Monthly Enforcement Report was noted. Mr. Hirsch and Mr. Favretti approved an additional storage shed at the Senior Center. Mr. Hirsch noted that neighbors have voiced concern over the continuing open grading at the Eric Hall house addition site on Mansfield Hollow Rd. Ext. Mr. Hirsch is awaiting additional information from Towne Engineering and plans to write to Edward Hall regarding completion of the project.

Old Business

Design Review Panel, election of new member - After review and brief discussion of the credentials of architect Lee Forrest Cox, presently with the firm of Tai Soo Kim Partners, in Hartford, Holt MOVED, Plante seconding, to appoint Mr. Cox as a member of the Design Review Panel for a term of two years, retroactive to December 1, 2005 and ending November 30, 2007. MOTION PASSED unanimously.

Downtown Storrs Center project – Mr. Padick reported that rezoning and special permit applications will soon be presented to rezone land to the east of 13 Dog Lane for construction of the first building in the project. The 3 or 4-storey building is intended to house tenants of the present University-owned “Marketplace” building. It is hoped that construction of the building can be completed by the end of 2006. Applications for subdivision and revisions to the Zoning Regulations will follow as the Downtown project continues.

2006 Plan of Conservation and Development – A complete copy of the Plan and accompanying maps was filed with Mansfield's Town Clerk on April 12, 2006. The Plan will soon be accessible on the web and, ultimately, in other forms, to the public. Until then, the public may review copies in the Planning and Town Clerk's Offices. PZC members will receive complete copies after they are printed. Arrangements for duplicating the Plan and maps are now being reviewed, and members were asked to pass along any helpful suggestions to Mr. Padick's office.

Upcoming Public Hearings

1. PZC-proposed revisions to the Zoning Map, Zoning Regulations and Subdivision Regulations, file 907-27 (Public Hearing scheduled for May 1, 2006)
2. Special permit application, proposed efficiency unit and fill activity, property of M. & V. Oliver, 521 Storrs Rd., file 1244 (Public Hearing scheduled for 5/15/06)
3. New application to amend the Zoning Regulations, Article X, Section D.5.o, parking requirements for retail and personal service uses, U.S. Properties, applicant, file 1245 (Public Hearing scheduled for 5/15/06)

New Business

New application to amend the Zoning Regulations, Article X, Section D.5.o, parking requirements for retail and personal service uses, U.S. Properties, applicant, file 1245 - The applicant is the new owner of a shopping plaza across Rt. 195 from the East Brook Mall. Hall MOVED, Holt seconding, to receive the application of U.S. Properties to amend Article X, Section D.5.o of the Zoning Regulations (file 1245), regarding parking requirements for retail and personal service uses, as submitted to the Commission, to refer it to staff, the Town Attorney, Windham Regional Planning Commission and the Town Clerks of Windham and Coventry for review and comment, and to set a Public Hearing for May 15, 2006. MOTION PASSED unanimously.

Regulatory Review Committee – A meeting date will be determined this week. Members to date are Gardner, Favretti, Plante, Holt and Stearns. Other PZC members were encouraged to attend.

Communications and Bills – As listed on the Agenda.

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary